

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 2 TO LEASE NO. GS-11P-LVA00339
ADDRESS OF PREMISES: 10400 EATON PLACE FAIRFAX, VA 22030	PDN Number:

THIS AMENDMENT is made and entered into between PDC Eaton Place, LLC c/o Polinger Company

whose address is: 5530 Wisconsin Avenue, Suite 1000, Chevy Chase, MD 20815

hereinafter called the Lessor, and the **UNITED STATES OF AMERICA**, hereinafter called the Government:

WHEREAS, the parties hereto desire to amend the above Lease. .

NOW THEREFORE, these parties for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, covenant and agree that the said Lease is amended, effective upon execution by the Government as follows:

1. The Government hereby has inspected and accepted the demised premises as Substantially Complete. The lease term shall commence **January 10, 2019** for a period of 25 month, 16 months firm and expiring **February 9, 2021**.
2. The Premises are described as follows:
 - a. Office and Related Space: **8,562** rentable square feet (RSF), yielding **7,300** ANSI/BOMA Office Area (ABOA) square feet (SF) of office and related space located on the 4th floor(s) as Suite(s) 450, of the Building, as depicted on the floor plan(s) attached hereto as Exhibit A.
 - b. Common Area Factor: The Common Area Factor (CAF) is established as 17.29% percent. This factor shall be used for the purposes of rental adjustments in accordance with the Payment Clause of the General Clauses.

This Lease Amendment contains {2} pages.

All other terms and conditions of the lease shall remain in force and effect.

IN WITNESS WHEREOF, the parties subscribed their names as of the below date

FOR THE LESSOR:

(b) (6)
 Signature: _____
 Name: John Gordon
 Title: President
 Entity Name: PDC Eaton Place LLC
 Date: 2/26/19

FOR THE GOVERNMENT:

(b) (6)
 Signature: _____
 Name: Glenn Harvey
 Title: Lease Contracting Officer
GSA, Public Buildings Service,
 Date: 2-28-19

WITNESSED FOR THE LESSOR BY:

(b) (6)
 Signature: _____
 Name: ANNA PHIMMASONE
 Title: ADMINISTRATIVE COORDINATOR
 Date: 2/26/2019

3. Lease Section 1.03(A) & Lease Amendment No. 1 Clause 1 are hereby deleted in their entirety and replaced with the following:

	Firm Term	Non-Firm Term
	Annual Rent	Annual Rent
Shell Rent ¹	\$102,200.00	\$102,200.00
Operating Costs ²	(b) (4)	(b) (4)
Tenant Improvements Rent ³	(b) (4)	(b) (4)
Parking ⁴	\$0.00	\$0.00
Total Annual Rent	\$350,081.21	\$152,935.00

¹Shell rent calculation: \$11.94 per RSE multiplied by the RSE stated under Paragraph 1.01: 8,562 RSE (\$14.00/ABOA 7,300 ABOA SF)

²Operating Costs rent calculation (b) (4)

³The Tenant Improvement of (b) (4)

⁴Parking costs described under sub-paragraph I below

4. Pursuant to Lease Clause 1.06(B) the Government hereby returns the unused portion of Tenant Improvement Allowance (TIA) in exchange for a decrease in rent according to the agreed-upon amortization rate over the Firm Term. Accordingly, the Government and Lessor agree that as of the rent commencement date, the Government has utilized (b) (4) of the original (b) (4) of TIA. Consequently, the Government and the Lessor agree that the unused portion of the TIA is in the amount of (b) (4). This shall constitute a full and final settlement of the Tenant Improvement Allowance provided by the Lessor to the Government under the Lease.

This document will not constitute an obligation until the date of execution by the Government, which execution shall be within thirty (30) days of the Government's receipt of the LA executed by the Lessor. Therefore, while payments may be made retroactively, no monies whatsoever are due until thirty (30) days after the date of execution by the Government. Any amount due will not accrue interest until that time.

INITIALS:



LESSOR

&



GOVT